

**Department of Housing and  
Community Development  
ANNUAL HOUSING ELEMENT PROGRESS REPORT**

City or County Name:

City of Etna

Mailing Address:

City of Etna  
PO Box 460  
Etna, CA 96027

Contact Person: Pamela Russell Title: City Clerk  
Phone: (530) 467-5256 FAX: (530) 467-3217 E-mail: etnacity@sisqtel.net  
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These forms and tables, including the **Certificate of Accuracy** are due to the Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) on or before April 30, 2009. Submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

**Department of Housing and Community Development**  
Division of Housing Policy Development  
P.O. Box 952053  
Sacramento, CA 94252-2053

-and-

**Governor's Office of Planning and Research**  
P. O. Box 3044  
Sacramento, CA 95812-3044

HOUSING POLICY  
DEVELOPMENT, HCD

APR 30 2009

## CERTIFICATION OF ACCURACY

The undersigned in the capacity of City Administrator on behalf of the City of Etna has reviewed the information provided in the forms and report contained herein, and certifies, to the best of her knowledge, that the information that has been provided herein is true and correct.

Pamela Russell

Pamela Russell, City Clerk

4-3-09

Date

# **CITY OF ETNA GENERAL PLAN 2008 ANNUAL PROGRESS REPORT**

## **INTRODUCTION**

Pursuant to Government Code Section 65400, this report has been prepared as an update to the Etna City Council regarding the past year's progress in implementing the City's General Plan, as well as progress made by the City in meeting its share of regional housing needs as determined by the California Department of Housing and Community Development.

Implementation of the General Plan occurs on an almost daily basis. Sometimes this is through direct referral to the relevant sections of the General Plan as decisions are made by staff and the City Council. At other times, and maybe more often the case, implementation occurs as a result of the momentum established by the City Council at the time the General Plan was drafted. In other words, the current goals, objectives and program are a direct reflection of the direction provided for the City by its legislative body during the last General Plan update. So long as the political environment has not changed drastically since the General Plan was updated, the goals, objectives and programs should be accurately reflected in the decisions being made by the City. This is not to say, however, that staff and the City Council do not need to refer back to the General Plan periodically or at the time important decisions are being made. After all the General Plan is the City's guide to development within the community. As new staff members are added to the City and as Council Members are seated, they need to be familiar with the document in order to ensure that their actions are consistent with the City's plan for itself. One such method for ensuring that the General Plan remains relevant is the City's annual review of the General Plan and its success or failure in implementing the programs contained within it.

While it is neither the purpose of, nor the intention that, the annual progress report provide an in depth analysis on the implementation of each and every program contained within the General Plan, it is worthwhile to reflect upon those programs that the City has yet to implement, those that the City could better implement, and those that the City has been particularly successful at implementing.

Pursuant to Section 65400 of the California Government Code, it is also required that the annual progress report consist of an analysis of the City's progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing. This analysis consist of forms prescribed by HCD and are included as an attachment to this report. Still, so as to make the information regarding regional housing needs more accessible to the City, a brief description on the purpose for the analysis and a summary of its results has been provided following the discussion of programs.

## **THE CITY OF ETNA GENERAL PLAN**

The current General Plan was adopted by the City in August 2005, with the Housing Element adopted separately in May 2004. The following table provides an outline of the goals and programs contained in each element of the General Plan.

TABLE 1  
GENERAL PLAN GOALS, OBJECTIVES AND PROGRAMS

Land Use Element	district shall conform to adopted historic standards and guidelines.
<b>GOAL LU.1: - Provide for a mix and quantity of land uses that will serve the future needs of the community.</b>	<b>GOAL LU.3: - Existing neighborhoods protected and the sense of community enhanced.</b>
<b>Program LU-1-A:</b> As vacant land in the City becomes limited, encourage the development and annexation of suitable land adjacent to the City in the Sphere of Influence, which can be readily served with water and sewer services.	<b>OBJECTIVE:</b> New development should be compatible with adjacent land uses as a means to protect the neighborhood from added noise, traffic, light, and other characteristics, which may negatively affect the neighborhood.
<b>Program LU-1-B:</b> Provide for the development of commercial and industrial areas where suitable land exists with good access, and where such uses will have a minimum of conflict with adjacent land uses.	<b>Program LU-3-A:</b> Standards shall be provided in the Zoning Ordinance to provide necessary separation, buffering, landscaping or other provisions as needed to ensure compatibility between land uses.
<b>Program LU-1-C:</b> Maintain flexibility in the Zoning Ordinance by allowing opportunities through the Conditional Use Permit process, for approval of similar uses that are otherwise not listed.	<b>Program LU-3-B:</b> Land use designations and zoning districts shall be applied in a manner that is consistent with the prominent existing development, taking care not to encroach upon an established neighborhood with potentially incompatible uses.
<b>Program LU-1-D:</b> Lands within the Sphere of Influence should be zoned upon annexation consistent with those designations noted on the General Plan Land Use Plan.	<b>Program LU-3-C:</b> During project reviews, significant trees, drainages or other natural features should be protected to the extent possible. The City may require buffers between: 1) dissimilar land uses, 2) between urban use and open space, sensitive environmental areas, sensitive biological resources, streams and wetlands, or agriculture land. Buffers may include solid barriers, additional setbacks, redesign, or other means to protect the resource.
<b>GOAL LU.2: - Protect and enhance the historic qualities of the community.</b>	<b>Program LU-3-D:</b> Establish as a high priority the conservation of existing residential and commercial structures through preservation and rehabilitation and support grant applications when they are used to aid this effort and when city resources permit.
<b>Program LU-2-A:</b> Guidelines should be established which will retain historic structures, and guide development of new structures in the area, helping their design to compliment a historic theme. A historic overlay district may be formed to aid in the implementation of the guidelines.	<b>GOAL LU.4: - Promote the conservation and enhancement of Etna's rural small town atmosphere.</b>
<b>Program LU-2-B:</b> Historic residential and commercial structures located outside of any designated historic district should also be protected when reviewing projects adjacent to or on the same site as the historic structure, making certain the design is compatible with the historic structure.	
<b>Program LU-2-C:</b> All new development or exterior remodeling in the commercial area of the historic	

**Program LU-4-A:** Lands located in the flood plain should be protected with large lot zoning as a means to preserve the open space, agricultural activity, views, and to protect residents in the area from increased flood damage.

**Program LU-4-B:** The 10,000 square foot minimum lot size should be maintained throughout most of the community, except where necessary to provide a reduction in development cost to aid development of affordable cost housing. The Zoning Ordinance should be amended to accommodate lots in the 5000 – 7000 square foot range.

**Program LU-4-C:** Commercial and industrial developments should be kept in scale with the small town atmosphere, considering the size of the structure, its height, and scale and quantity of its signing.

**Program LU-4-D:** Commercial development should be encouraged within and adjacent to the established downtown area as a means of enhancing and strengthening the community center.

**Program LU-4-E:** The City will designate key intersections as Gateways to the City, and may allow community signage, public art, informational and promotional material, and other amenities to help the traveling public. The following intersections are considered Gateways:

- State Highway 3 with its intersection with Collier Way
- State Highway 3 with its intersection with Main Street

**Program LU-4-F:** Lands in the vicinity of the Main Street Gateway which are currently in residential use or vacant, if developed more intensely in an office or light commercial use should be subject to a design review process and should architecturally reflect the historic character of Etna; contain activities that are not dependent on high volumes of traffic; and shall be developed in a manner that protects the integrity of the adjacent residential neighborhood.

**Program LU-4-G:** Commercial lands located along Highway 3, and Collier Street and Main Street near Highway 3, should be subject to a design review process with the goal of establishing a visual quality that will maintain a desirable community image.

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**GOAL LU.5: - Support the expansion and retention of existing business, and to encourage expansion of business development in the City and the City's role as a regional service area for Scott Valley and nearby mountain communities of Sawyers Bar, Callahan and Cecilville.**

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**Program LU-5-A:** The City shall encourage businesses that appropriately support the downtown.

**Program LU-5-B:** As resources permit, the City shall seek grant and loan programs that will aid business development and retention through the improvement of City services and facilities (streets, water and sewer services, City beautification, recreation facilities, etc).

**Program LU-5-C:** Encourage improvement within the Downtown area, making it more attractive for business visitors. Improvements could include landscaping, decorative signing, benches and decorative street lighting.

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#### HOUSING GOALS AND PROGRAMS

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**GOAL HE-1: - Ensure persons are provided a choice of housing locations within the community regardless of age, race, sex, marital status, ethnic background, source of income, handicap or disability.**

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**Program:** To help those who may be victims of discrimination, posters from the California Department of Fair Employment and Housing will be placed in the City Hall, Police Department, and public library.

**Program:** The City Clerk is designated as the contact for referral of fair housing complaints to the State Department of Fair Housing and Employment.

**Program:** Building permit processing and inspections for individuals with disabilities shall be given a high priority.

**Program:** Where possible, without creating liability for the City and not creating an impact on the neighbor, the Zoning Ordinance and Building Codes will be amended giving the City Council authority to make minor modifications of the Codes as may be desirable to accommodate the particular needs of the handicapped and disabled.

**Program:** Should it be determined that modifications noted in the above program are not minor, but significant, and could have an impact on the neighborhood, and a Variance must be processed, the City Council will be advised that they must balance the standard requirements for a Variance with the provisions of the Federal Fair Housing Act and the California Employment and Housing Act.

**Program:** To provide reasonable accommodation to the handicapped and disabled, upon applying for building permits, applicants will be given an information sheet which describes the accommodations noted in above Programs plus other accommodations already existing in City Codes.

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**GOAL HE-2: – Provide for a range of housing selection by location, type, income level and tenure.**

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**Program:** During the update of the General Plan, the City will review the mix of land uses and zoning to ensure housing opportunities by location, type, income level and tenure.

**Program:** The City will review the Government Code Section 65915 regarding density bonuses and amend the Zoning Ordinance, establishing procedures for bonuses should such be desirable for a local project as a means to guarantee long term affordable housing.

**Program:** The City will monitor the supply of vacant lands to ensure there are always sufficient lands available for all types of housing opportunities. While this is not a critical current

issue, should development pressures increase prior to the next 5-year Housing Element update, this monitoring may be necessary.

**Program:** As developers inquire locally about residential project potentials, they will be advised of the need for affordable housing, especially for seniors and families. This may include group homes for seniors, senior apartment complexes, mobile home parks, second dwellings and ensure consistency with Etna's General Plan.

**Program:** Encourage the development of affordable housing by maintaining low fee requirements. When fee increases are necessary, whenever possible, maintain lower fees for projects proposing affordable housing.

**Program:** Review effectiveness of the updated Zoning Ordinance, and make revisions if it is found the ordinance provisions are creating unusual constraints on affordability and housing availability.

**Program:** Encourage the development group quarters or other housing for seniors, granting exceptions to the Zoning Ordinance, or using other funds if available to aid in the development of senior housing and apartments of sufficient size for families.

**Program:** The City will amend the Zoning Ordinance to allow emergency shelters with a Conditional Use Permit in the R-3, C-1, C-2 and M-1 zone districts.

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**GOAL HE-3: – Plan for the development of balanced residential environments with access to employment opportunities, community facilities and public facilities.**

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**Program:** Development within the Sphere of Influence shall be coordinated with Siskiyou County in an attempt to be consistent with the City's General Plan and adopted long-term goals, objectives and objectives for housing and related developments.

**Program:** Convince property owners and Siskiyou County prior to project approval that proposed housing subdivisions in the Sphere of Influence

should be annexed to the City to ensure provision of adequate public facilities and services.

**Program:** The City, in its review of development proposals, should allow exceptions or revisions to City ordinances related to zoning, density, services or other incentives based on the merits of the project, when it is the intent of the developer to provide affordable housing for local residents. This could include the use of CDBG funds to assist in the cost of public improvements.

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**GOAL HE-4: – Ensure the quality, safety and livability of existing housing be maintained, including measures for the conservation of energy, and that dilapidated housing be replaced.**

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**Program:** Existing housing shall be preserved through the implementation of a housing rehabilitation program, and the provision of adequate public facilities and services.

**Program:** Rehabilitation, energy conservation and weatherization program information for existing housing will be disseminated by publicizing these programs with handouts available at public locations and through the City newsletter.

**Program:** Rehabilitated units with CDBG funds will be required to include retrofit improvements such as dual pane windows, ceiling and floor insulation, caulking and weather stripping to reduce energy costs.

**Program:** Provide code enforcement as a means to maintain safe and decent housing, utilizing the Siskiyou County Building Department, responding to complaints or obvious potential code violations. The removal of dilapidated housing will be encouraged, and where possible CDBG funds used to provide replacement housing.

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**GOAL HE-5: – Preserve the City's historical and cultural heritage through preservation and innovative re-use of historical structures.**

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**Program:** The City will encourage the innovative re-use of historical structures through the Conditional Use Permit process, allowing those

innovative uses that help to preserve the structure without negatively impacting the neighborhood.

**Program:** Encourage the rehabilitation of historic residential structures and assist in application procedures for inclusion on the historic register. Provide City recognition of well done rehabilitated historic dwellings.

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#### **SAFETY ELEMENT**

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**GOAL SF-6: – Protect the residents and visitors to the City of Etna from the loss of life and property from fire.**

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**Program SF-6-A:** Ensure that all proposed developments are reviewed for fire safety standards by the Fire Chief, including adequate fire flow supply and access.

**Program SF-6-B:** Coordinate project reviews with the California Department of Forestry on all projects located near a potential wildfire source.

**Program SF-6-C:** Encourage continued use of educational programs in schools and service clubs by the fire protection personnel to foster public awareness.

**Program SF-6-D:** Prepare a long term capital needs budget for the fire, ambulance, water supply and storage, based on projected growth.

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**GOAL SF-7: – Protect lives and property of the residents of Etna from the risk of flooding.**

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**Program SF-7-A:** Permit only low density and intensity of development in identified flood plains. The density in the Etna Creek flood plain should not exceed 1 unit per 5 acres to reduce the quantity of structures ultimately affected by flooding, and to reduce the cumulative effect on the flood elevation caused by placing structures in the flood plain on land fills.

**Program SF-7-B:** Continue to work closely with FEMA and the U.S. Corps of Engineers to define and seek remedies for flooding problems and periodically update the flood ordinance.

**Program SF-7-C:** Prohibit fill or encroachments within the designated Floodplain that would impair its ability to carry and discharge the waters resulting from a 100-year flood, except where the effect on flood heights is fully offset by stream improvements.

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**GOAL SF-8: – Reduce the possibility of injury, loss of life, and property damage as a result of volcanic activity.**

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**Program SF-8-A:** To participate with Siskiyou County in the development or review of an Emergency Services Plan which integrates responses to natural disasters.

**Program SF-8-B:** Participate in planning issues for the development of an emergency plan for the possible eruption of Mount Shasta. Inform the residents of the plan's content and implications.

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**GOAL SF-9: – Reduce the loss of life, injuries, damage to property, and social and economic dislocation resulting from seismic activity or other catastrophic event.**

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**Program SF-9-A:** All emergency personnel and facilities should develop the capability to function when utility services are interrupted.

**Program SF-9-B:** The domestic water system should have a method for retaining stored treated water for emergency use.

**Program SF-9-C:** Maintain enforcement of safety standards for new construction contained in the California Building Code for seismic zone 3.

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### PUBLIC FACILITIES ELEMENT

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**GOAL PF-10: –To make urban services available to those lands, which under the Land Use Element, are proposed for development in the foreseeable future.**

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**Program PF-10-A:** The City will develop fees and procedures to maintain a reasonable level of services based on projected demand, and ensure

that new development does not place an undue burden upon existing public services.

**Program PF-10-B:** The City may modify, phase or deny projects to prevent over-development of public facilities and systems in advance of demand to ensure that no inequitable financial burden is imposed on current users.

**Program PF-10-C:** Consider programs to reduce impacts on public facilities from new development. This could include off-site improvements, over sizing of water and sewer lines, impact fees and connection fees, and reimbursement agreements for extending facilities beyond the project (or over sizing).

**Program PF-10-D:** Prepare a Capital Improvement Plan, which identifies the needed improvements based on growth projections.

**Program PF-10-E:** The City should explore opportunities for development of a neighborhood park of 1-3 acres in the eastern section of the community to serve existing and future development in that area.

**Program PF-10-F:** City Hall should be remodeled to more effectively accommodate the needs of administrative staff and to make the building handicapped accessible.

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### CONSERVATION ELEMENT

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**GOAL CO-11: – To ensure a balanced environment where physical development can occur with minimal adverse effect on the natural resources of the area.**

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**Program CO-11-A:** Encourage development in areas of least environmental sensitivity, and the use of environmentally innovative techniques in any new development.

**Program CO-11-B:** Require measures to mitigate erosion and water pollution on earth disturbing activities. Best management practices shall be incorporated into all development approvals.

**Program CO-11-C:** To protect agricultural or timber uses adjacent and outside of the City from



urban impacts, projects located adjacent to such lands shall provide adequate fencing between the urban and agricultural use to discourage trespass. Additionally a "right to farm" notice shall be recorded with any property created adjacent to agricultural and timber uses to advise future owners of the potential impacts that may occur from the adjacent use.

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**GOAL CO-12: – Protect the high quality of air and water resources consistent with adopted State and Federal standards.**

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**Program CO-12-A:** Through the project review process, minimize adverse affects on the community of odor and emissions generated by industrial uses and grading activities.

**Program CO-12-B:** Work with Siskiyou County Air Quality Management District in efforts to maintain air quality standards and to minimize air quality impacts associated with new development.

**Program CO-12-C:** Where practical, during the rehabilitation of houses under the Community Development Block Grant program, require the replacement of woodstoves as the main heat source with a heating source that will have less impact on the PM<sub>10</sub> standard.

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**GOAL CO-13: – Preserve all outstanding areas of natural vegetation and fish or wildlife habitat.**

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**Program CO-13-A:** Provide for protection of all identified rare or endangered species in the area through project review.

**Program CO-13-B:** During project review retain all stream influence areas in their natural condition, including riparian vegetation.

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**OPEN SPACE ELEMENT**

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**GOAL OS-14: – To preserve and enhance open space lands, maintaining the natural character of the City of Etna.**

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**Program OS-14-A:** Encourage both public and private ownership and maintenance of open space land.

**Program OS-14-B:** Support state or local property tax incentives that would allow property owners to preserve their land as open space.

**Program OS-14-C:** Protect productive agricultural and timberland through buffers from sensitive uses as a means to prolong the economic use of this open space.

**Program OS-14-D:** Protect natural areas along creeks and drainages by creating setbacks from riparian environments and incorporating the creek into project design.

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**GOAL OS-15: – Continue to improve the beauty of the City.**

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**Program OS-15-A:** Work to develop scenic and/or landscape greenbelt corridors along State Highway 3.

**Program OS-15-B:** Utilize code enforcement as a means to eliminate property deterioration, and accumulation of trash and junk that negatively impacts adjacent property and beauty of Etna.

**Program OS-15-C:** Modify the Zoning Ordinance to require landscaping in commercial and industrial parking lots.

**Program OS-15-D:** Require street trees to be provided in new development, and encourage citizens to provide street trees on those streets where street trees do not exist.

**Program OS-15-E:** Maintain sign standards in the Zoning Ordinance which will keep signs in scale with a small community, and whenever possible, compliment the City's historic theme.

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**TRANSPORTATION ELEMENT**

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**GOAL TR-16: – To maintain a transportation system that provides for the social, economic and environmental well being of the residents of the Plan area.**

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**Program TR-16-A:** Support long range plans for improvement of major roads by Siskiyou County and California Department of Transportation.

**Program TR-16-B:** Existing roads should be maintained at a level which ensures that they are safe, efficient and economical.

**Program TR-16-C:** New streets to serve developing areas should be adequate in size and design to support the new construction, as well as future development.

**Program TR-16-D:** New development projects shall dedicate adequate rights-of-way to allow for construction of roadways and utilities as follows:

- Arterial (State Hwy) - Per State Standard
- Local Collector - 60 - 80'
- Local Through Street - 60'
- Cul-de-sac and short street, less than 300 feet - 50'
- Industrial Street - 60'

**Program TR-16-E:** Existing Local Collector streets may eventually be fully improved with curb, gutter, sidewalk and a minimum paving width of 36-40 feet.

**Program TR-16-F:** Require curb and gutter on any existing development where significant improvements to the property and structures are made. The exception may occur when the project is located in a block, which is entirely developed and no other curbs exists, and further, the likelihood of ever having a full curb and gutter system in the affected block is unlikely.

**Program TR-16-G:** Control access points to Highway 3, and require turning lanes at access points as a means to maintain safety and road capacity.

**Program TR-16-H:** As resources permit, the City shall work to enhance the visual appearance of both pedestrian and vehicular routes.

**Program TR-16-I:** The City may establish fees, assessment districts, reimbursement agreements or other mechanisms to either pay for or reimburse construction of roadways and roadway improvements and parking.

**Program TR-16-J:** New development shall provide adequate off-street parking spaces to

accommodate parking demands generated by the use.

**Program TR-16-K:** When practical, parking lot and service drives of adjacent commercial uses shall be designed to connect and allow traffic to travel from one commercial use to an adjacent one without using public streets.

**Program TR-16-L:** During development of the preliminary City budget each year, the street superintendent shall present an improvement program for City streets.

**GOAL TR-17: – Provide safe, convenient and attractive routes for pedestrian and bicyclists of all ages throughout Etna.**

**Program TR-17-A:** Require new development to include sidewalks, trails, paths, or other pedestrian routes, connecting to existing or proposed City improvements.

**Program TR-17-B:** The City may seek grants for pedestrian and bicycle improvements in established areas. These improvements shall be prioritized in the following order:

- a. Projects which increase safety for children traveling to and from school.
- b. Projects which remove barriers to handicapped individuals.
- c. Projects which increase overall convenience and safety for pedestrians and bicyclists.
- d. Projects which are primarily designed for recreation purposes.

**Program TR-17-C:** The City may require development projects to dedicate right of way and/or to construct pedestrian and bicycle facilities when such action is consistent with an adopted trail or bike plan.

**GOAL TR-18: – Encourage and enhance public transit to and within Etna.**

**Program TR-18-A:** The City shall encourage the use of public transportation and will promote the expansion of such services within the community.

**Program TR-18-B:** When appropriate, the City shall incorporate transit facilities such as bus

turnouts and shelters into new and reconstructed roadways and private development.

#### NOISE ELEMENT

**GOAL NS-19: – To protect the health and safety of the residents of the City by providing an environment free from excessive noise.**

**Program NS-19-A:** Zone districts that permit noise sources that could affect adjacent residential use should contain standards that will reduce the affect of noise at the property line to acceptable standards.

**Program NS-19-B:** The impact of traffic noise on residential areas should be considered in land use planning decisions and noise reduced to the standards shown on **Table 33**. It is the responsibility of the applicant/developer to show through an acoustical analysis that the proposed project will meet these standards.

**Program NS-19-D:** New noise sensitive uses and new noise generating uses have the responsibility of meeting the standards in **Table 34**. For example, if a developer proposes an apartment next to existing industry, the apartment developer is responsible to provide mitigation to meet **Table 34** standards. Conversely, if a new industry is proposed near an existing apartment, the industrial developer would be responsible for providing noise mitigation to achieve compliance with **Table 34**.

**Program NS-19-E:** Noise reduction techniques may include but not be limited to sound insulation, dual pane windows, building orientation, setbacks, fencing and earth mounds.

**Program NS-19-F:** The City shall require a professionally prepared noise analysis when noise appears to be a development issue. It shall be the responsibility of the project applicant to show compliance with the standards of this Element.

#### IMPLEMENTATION OF THE GENERAL PLAN

One of the key elements in the evaluation of the City's success at implementing the General Plan is the terminology of the programs themselves. When "shall" is applied to an program, it indicates an unequivocal directive. When words such as "should", "may" and "possibly" are used, they signify a less rigid directive to be applied in the absence of compelling considerations. Therefore, for the purpose of the evaluating implementation of the General Plan, only those programs that include the word "shall" have been considered.

Although the list is not all inclusive, it was determined that the following programs have either yet to be implemented or could be better implemented: SF-6-D, PF-10-A, PF-10-D, CO-12-C, OS-15-A, OS-15-B and OS-15-C. Conversely, it has been determined that the following programs have been successfully implemented: LU-1-B , LU-1-C, LU-3-A , LU-3-B, LU-3-D, LU-4-E, LU-5-A, LU-5-B, SF-6-A, SF-6-B, SF-7-C, SF-9-C, PF-10-F, CO-11-B, CO-11-C, CO-12-A, CO-12-B, CO-13-A, CO-13-B, OS-14-D, TR-16-F, TR-16-J, TR-16-L and TR-17-A. Clearly, the number of programs successfully implemented far outnumber those programs that have yet to be implemented or could be better implemented. Further, a number of the programs that have yet to be implemented or could be better implemented are growth related. Given that so little growth has occurred in the City since adoption of the General Plan, there has been little incentive to implement these policies. Nevertheless, these policies should be reviewed and actions taken to improve upon their implementation.

## 2008 GENERAL PLAN ANNUAL PROGRESS REPORT

### REGIONAL HOUSING NEEDS SUMMARY

Pursuant to Government Code Section 65584, the State Department of Housing and Community Development (HCD) developed a Regional Housing Need Allocation (RHNA) Plan for Siskiyou County. The RHNA Plan identified a need for 1,699 new residential units in Siskiyou County over a 7 ½ -year period (January 1, 2001 to June 30, 2008). The need for 1,699 units was shared and distributed amongst each of the communities in the County, with each community's share determined by its contribution to the County's Local Area Formation Commission (LAFCO) budget. At the time of the allocation, the City of Etna was funding approximately 1.2-percent of LAFCO's budget. Thus, the City's share of regional housing needs was determined to be 21 units, or about 3 units per year over the 7 ½ -year period. In an attempt to provide sufficient housing for all income groups in the City, HCD further divided these 21 units amongst the various economic groups identified in Table 2.

**TABLE 2**  
**SUMMARY OF REGIONAL HOUSING NEEDS, 2001-2008**

<b>Economic Group</b>	<b>Units Needed</b>
Very Low Income	5
Low Income	4
Moderate Income	4
Above Moderate Income	8
<b>TOTAL:</b>	<b>21</b>

*Source: Final Regional Housing Needs Plan, Siskiyou County, HCD, 2001.*

In order to determine which economic groups were served by new housing opportunities in the City, and therefore whether the City was able to satisfy HCD's RHNA numbers, it is necessary to define the various economic groups in the City based upon State Income Limits, and establish maximum housing affordability for each of these groups. (See Table 3.)

**TABLE 3**  
**2008 STATE INCOME LIMITS AND HOME AFFORDABILITY FOR THE VARIOUS ECONOMIC GROUPS**

<b>Income Group</b>	<b>Maximum Annual Income <sup>1</sup></b>	<b>Maximum Monthly Housing Affordability <sup>2,3</sup></b>	<b>Maximum Affordable Purchase Price <sup>4</sup></b>
Very Low Income	\$26,900	\$336	\$56,084
Low Income	\$43,050	\$753	\$125,657
Moderate Income	\$64,600	\$2,073	\$345,689

<sup>1</sup> Median income = \$53,800

Very Low Income = 50% of Median Income

Low Income = 50 to 80% of Median Income

Moderate Income = 80 to 120% of Median Income

<sup>2</sup> Very Low Income =  $\$26,900 \times 0.30 \times 0.50/12$

Low Income =  $\$43,050 \times 0.30 \times 0.70/12$

Median Income =  $\$53,800 \times 0.30/12$

Moderate Income =  $\$64,600 \times 0.35 \times 1.10/12$

<sup>3</sup> The formulas used to ascertain the maximum monthly housing affordability were determined using the criteria outlined in Sections 50052.5 and 50093 of the California Health and Safety Code.

- <sup>4</sup> The maximum affordable purchase price was determined using the maximum monthly housing affordability numbers and the assumption that individuals could qualify for a 30-year, six-percent fixed-rate loan with no down payment.

As noted above, the City's share of regional housing needs for the 2001-2008 RHNA period was 21 units. However, development proposals in the City over the past 7 ½ years fell well below that necessary for the City to meet its share of the regional housing needs. Of the 21 units necessary to meet HCD's allocation for the City, only 14 were developed. While some of this shortfall can be attributed to overly optimistic RHNA numbers, it is also directly relates to a shortage of housing being developed in the City by persons of above-moderate income.

Based upon the maximum housing affordability calculated above, a review of all permits issued for residential construction in the City since January 1, 2001, the sale or rent price of those units when available, and/or the estimated cost of improvements and land value for those units that have not been on the market, it appears that since 2001 the City has met 60% of its share of the regional housing needs for very low income levels, 150% for low income levels, 125% for moderate income levels and 0% for above moderate income levels.

#### CONCLUSION

Since May 2004, when the Housing Element was adopted, and August 2005, when the remaining elements of the General Plan were adopted, the City has made considerable progress in implementing the goals and programs established in the General Plan as well as meeting its share of regional housing needs.

***ANNUAL  
ELEMENT PROGRESS REPORT  
on Housing Element Implementation  
(CCR Title 25 Section 6202)***

***Explanation to TABLE A***

No dwelling units were constructed in the City of Etna during the past year (January 1, 2008 through January 31, 2008).

Table A2

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

**Jurisdiction**  
**Reporting Period**

City of Etna

1-Jan-08 - 31-Dec-08

**Annual building Activity Report Summary for Above Moderate-Income Units**  
**(not including those units reported on Table A)**

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	0	0	0	0	0	0



## Table B

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		Total Units to Date (all years)										Total Remaining RHNA by Income Level		
Income Level		RHNA Allocation by Income Level	2001	2002	2003	2004	2005	2006	2007	2008	2009			
Very Low	Deed	5	1	0	0	0	0	0	0	0	0	1	2	
	Restricted Non-deed restricted		0	1	0	1	0	0	0	0	0	2		
Low	Deed		0	0	1	0	3	0	0	0	0	4	0	
	Restricted Non-deed restricted	4	0	1	1	0	0	0	0	0	0	2		
Moderate	Deed		0	0	1	0	0	0	1	0	0	2	0	
	Restricted Non-deed restricted	4	0	0	1	1	0	1	0	0	0	3		
Above Moderate			0	0	0	0	0	0	0	0	0	0	8	
Total RHNA by COG.		21											14	10
Enter allocation number:														
Total Units			0	2	4	2	3	1	1	0	0			
Remaining Need for RHNA Period														

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Etna  
Reporting Period 1-Jan-08 - 31-Dec-08

Table C  
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.		
Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
No name	To help those who may be victims of discrimination, posters from the California Department of Fair Employment and Housing will be placed in the City Hall, Police Department, and public library.	2004	Completed.
No name	The City Clerk is designated as the contact for referral of fair housing complaints to the State Department of Fair Employment and Housing.	Continuous	Implemented.
No name	Building permit processing and inspections for individuals with disabilities shall be given a high priority.	As needed	Building permits and inspections are contracted through the Siskiyou County Building Department. According to the Building Inspector, the County expedites permit processing and building inspections for individuals with disabilities.

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction	City of Etna	Reporting Period	1-Jan-08 - 31-Dec-08			
	No name	Where possible, without creating liability for the City and not creating an impact on the neighbor, the Zoning Ordinance and Building Codes will be amended giving the City Council authority to make minor modifications of the Codes as may be desirable to accommodate the particular needs of the handicapped and disabled.	2005	It was determined that sufficient flexibility already exists within the Codes to accommodate the particular needs of the handicapped and disabled.		
	No name	Should it be determined that modifications noted in the above program are not minor, but significant, and could have an impact on the neighborhood, and a Variance must be processed, the City Council will be advised that they must balance the standard requirements for a Variance with the provisions of the Federal Fair Housing Act and the California Employment and Housing Act.	When applications are submitted	See analysis above.		
	No name	To provide reasonable accommodation to the handicapped and disabled, upon applying for building permits, applicants will be given an information sheet which describes the accommodations noted in above Programs plus other accommodations already existing in City Codes.	Fall 2004	See analysis above.		

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction	City of Etna	Reporting Period	1-Jan-08 - 31-Dec-08			
No name	During the update of the General Plan, the City will review the mix of land uses and zoning to ensure housing opportunities by location, type, income level and tenure.	Spring 2004	Completed.			
No name	The City will review the Government Code Section 65915 regarding density bonuses and amend the Zoning Ordinance, establishing procedures for bonuses should such be desirable for a local project as a means to guarantee long term affordable housing.	Summer 2004	The Zoning Ordinance has not yet been amended.			
No name	The City will monitor the supply of vacant lands to ensure there are always sufficient lands available for all types of housing opportunities. While this is not a critical current issue, should development pressures increase prior to the next 5-year Housing Element update, this monitoring may be necessary.	2006-2008	The City has had so little development over the past five years (11 units) and sufficient vacant residential land that monitoring was determined unnecessary.			
No name	As developers inquire locally about residential project potentials, they will be advised of the need for affordable housing, especially for seniors and families. This may include group homes for seniors, senior apartment complexes, mobile home parks, second dwellings and apartments of sufficient size for families.	Continuous	Implemented.			

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction	City of Etna	Reporting Period	1-Jan-08 - 31-Dec-08			
No name	Encourage the development of affordable housing by maintaining low fee requirements. When fee increases are necessary, whenever possible, maintain lower fees for projects proposing affordable housing.	2005	Fees have not increased substantially over the past five years, nor have there been any residential development projects proposed.			
No name	Review effectiveness of the updated Zoning Ordinance, and make revisions if it is found the ordinance provisions are creating unusual constraints on affordability and housing availability.	2006	No unusual constraints on affordability and housing availability have been identified.			
No name	Encourage the development group quarters or other housing for seniors, granting exceptions to the Zoning Ordinance, or using other funds if available to aid in the development of senior housing.	2004-2008	No senior housing has been proposed.			
No name	The City will amend the Zoning Ordinance to allow emergency shelters with a Conditional Use Permit in the R-3, C-1, C-2 and M-1 zone districts.	2004-2005	The Zoning Ordinance has not yet been amended.			
No name	Development within the Sphere of Influence shall be coordinated with Siskiyou County in an attempt to be consistent with the City's General Plan and adopted long-term goals, policies and objectives for housing and related developments.	Continuous	There has been very little development in the sphere of influence and it has typically consisted of only low density rural residential uses.			

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction	City of Etna	Reporting Period	1-Jan-08 - 31-Dec-08			
No name	Convince property owners and Siskiyou County prior to project approval that proposed housing subdivisions in the Sphere of Influence should be annexed to the City to ensure provision of adequate public facilities and services.	Continuous	There have been no subdivisions proposed within the City's sphere of influence since adoption of this program..			
No name	The City, in its review of development proposals, should allow exceptions or revisions to City ordinances related to zoning, density, services or other incentives based on the merits of the project, when it is the intent of the developer to provide affordable housing for local residents. This could include the use of CDBG funds to assist in the cost of public improvements.	Continuous	There have been no affordable housing projects proposed in the City during the current planning period.			
No name	Existing housing shall be preserved through the implementation of a housing rehabilitation program, and the provision of adequate public facilities and services.	2004-2005 existing grant, apply for new grant 2006-2008.	There have been 13 CDBG-funded residential rehabilitation projects in the City over the past five years.			
No name	Rehabilitation, energy conservation and weatherization program information for existing housing will be disseminated by publicizing these programs with handouts available at public locations and through the City newsletter.	Posting continuous, newsletter at least twice annually.	Implemented.			

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction	City of Etna	Reporting Period	1-Jan-08 - 31-Dec-08			
No name	Rehabilitated units with CDBG funds will be required to include retrofit improvements such as dual pane windows, ceiling and floor insulation, caulking and weather stripping to reduce energy costs.	Upon approval of rehabilitation loans.	Weatherization improvements have been a required component of every CDBG-funded residential rehabilitation project in the City.			
No name	Provide code enforcement as a means to maintain safe and decent housing, utilizing the Siskiyou County Building Department, responding to complaints or obvious potential code violations. The removal of dilapidated housing will be encouraged, and where possible CDBG funds used to provide replacement housing.	Continuous upon complaint or other evidence a hazard may exist.	The County building department been unwilling to provide this service, and due to funding limitations, the City has been unable to hire a code enforcement officer. Nevertheless, code enforcement remains a priority for the City and will be implemented as soon as sufficient funding exists.			
No name	The City will encourage the innovative re-use of historical structures through the Conditional Use Permit process, allowing those innovative uses that help to preserve the structure without negatively impacting the neighborhood.	Upon submittal of appropriate applications.	No historic residential structures have been proposed for rehabilitation in the past five years.			
No name	Encourage the rehabilitation of historic residential structures and assist in application procedures for inclusion on the historic register. Provide City recognition of well done rehabilitated historic dwellings.	Upon request from property owner and when rehabilitation has been completed.	No historic residential structures have been proposed for rehabilitation in the past five years.			